

TRANSFER
TAX
PAID

43-15

WARRANTY DEED

009101

KNOW ALL MEN BY THESE PRESENTS, that Paul J. Mitchell, Sr., Jeffrey D. Mitchell and William E. Mitchell all of Waterville, County of Kennebec and State of Maine in consideration of one dollar and other valuable consideration paid by James R. Lemieux, of Sidney, County of Kennebec and State of Maine the receipt whereof we do hereby acknowledge, do hereby give, grant, bargain sell and convey unto the said James R. Lemieux, his heirs and assigns forever, a certain lot or parcel of land located in the City of Waterville, County of Kennebec and State of Maine bounded and described as follows:

Lot #32 of the Forest Park Subdivision as shown on a plan entitled "Plan of Forest Park located in the City of Waterville, Kennebec County, Maine", dated April 21, 1987, and recorded in the Kennebec County Registry of Deeds in File #E-87056. Amended as shown on a plan entitled "Amended Plan of Forest Park" dated July, 1991 and recorded in the Kennebec County Registry of Deeds in Plan File 91-074. Also being Lot 15 of Map 42 of the City of Waterville Tax Maps

Reference is made to said plan for a more particular description of the premises herein conveyed.

This conveyance is made subject to a Declaration of Protective Covenants of Forest Park by Kirkwood Development, Inc., as declarant dated May 12, 1988 and recorded in the Kennebec County Registry of Deeds in Book 3346, page 320.

Being a portion of the premises conveyed by Apex, Inc. to Jeffrey D. Mitchell, Paul J. Mitchell, Sr. and William E. Mitchell by deed dated September 10, 1992 and recorded in the Kennebec County Registry of Deeds.

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Paul Mitchell
14 Ewatts Pky
Waterville 04901

TO HAVE AND HOLD the aforegranted and bargained premises, with all privileges and appurtenances thereof, to the said James R. Lemieux, his heirs and assigns, to them and their use and behoof forever.

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AND we do covenant with the said Grantee, his heirs and assigns, that we are lawfully seized in fee of the premises; that they are free of all encumbrances; that we have good right to sell and convey to the said Grantee to hold as aforesaid; and that we and our heirs, shall and will warrant and defend the same to the said James R. Lemieux, his heirs and assigns forever, against the lawful claims and demands of all persons.

IN WITNESS WHEREOF, we, the said Paul J. Mitchell, Sr., Jeffrey D. Mitchell and William E. Mitchell have hereunto set our hands and seals this 28th day of April, 2000.

Signed, Sealed and Delivered
in presence of

Paul J. Mitchell, Sr.

Paul J. Mitchell, Sr.

Jeffrey D. Mitchell

Jeffrey D. Mitchell

William E. Mitchell

William E. Mitchell

STATE OF MAINE
KENNEBEC, ss.

April 28, 2000

Personally appeared the above named Paul J. Mitchell, Sr. and acknowledged the foregoing instrument to be his free act and deed.



Before me,

JEANNETTE B. GODDARD
Notary Public
My commission expires
July 18, 2000

Jeannette B. Goddard
Notary Public/Attorney at Law

Printed Name:

RECEIVED KENNEBEC SS.
2000 MAY -1 PM 2:50

ATTEST: *Theresa B. Moore*
REGISTER OF DEEDS